

Greater Orlando Association of REALTORS®
Metropolitan Orlando Housing Trends--1994
Statistics at a Glance

Month/Year	Interest Rate	Median Price	1994 Sales	1993 Sales	1994 Listings	1993 Listings	1994 Contracts	1993 Contracts
Jan 1994	6.99%	\$87,580	713	584	2,658	2,652	980	923
Feb 1994	7.21%	\$88,315	688	606	2,300	2,347	1,117	1,027
Mar 1994	7.70%	\$88,506	1,016	920	2,577	2,567	1,313	1,119
Apr 1994	8.17%	\$88,390	1,151	917	2,377	2,442	1,204	1,069
May 1994	8.42%	\$89,210	1,164	901	2,302	2,375	1,214	1,106
Jun 1994	8.35%	\$94,495	1,220	1,014	2,351	2,443	1,110	1,141
Jul 1994	8.65%	\$90,730	981	987	2,258	2,577	1,022	1,099
Aug 1994	8.65%	\$89,964	1,087	1,048	2,616	2,495	1,064	1,183
Sep 1994	8.51%	\$91,400	930	995	2,306	2,291	911	1,139
Oct 1994	8.82%	\$86,157	869	995	2,240	2,291	955	1,062
Nov 1994	9.19%	\$89,799	864	936	1,956	2,120	913	987
Dec 1994	9.20%	\$86,846	992	1,181	1,630	1,664	747	738
		\$89,283	11,675	11,084	27,571	28,264	12,550	12,593
	Cumulative Increase/Decrease			5.3%		-2.5%		-0.3%

Source: The Federal Home Loan Mortgage Corporation & The Greater Orlando Association of REALTORS

Composite Housing Affordability Index

Month/Year	Interest Rate	Median Price	Down Payment	Mortgage Amount	Monthly Payment	Income to Qualify	Median Income	Affordability Index*
Jan 1994	6.99%	\$87,580	\$17,516	\$70,064	\$465.67	22,352	40,000	179.0%
Feb 1994	7.21%	\$88,315	\$17,663	\$70,652	\$480.06	23,043	40,117	174.1%
Mar 1994	7.70%	\$88,506	\$17,701	\$70,805	\$504.81	24,231	40,234	166.0%
Apr 1994	8.17%	\$88,390	\$17,678	\$70,712	\$527.26	25,309	40,351	159.4%
May 1994	8.42%	\$89,210	\$17,842	\$71,368	\$544.72	26,146	40,468	154.8%
Jun 1994	8.35%	\$94,495	\$18,899	\$75,596	\$573.25	27,516	40,585	147.5%
Jul 1994	8.65%	\$90,730	\$18,146	\$72,584	\$565.84	27,160	40,702	149.9%
Aug 1994	8.65%	\$89,964	\$17,993	\$71,971	\$561.07	26,931	40,819	151.6%
Sep 1994	8.51%	\$91,400	\$18,280	\$73,120	\$562.75	27,012	40,936	151.5%
Oct 1994	8.82%	\$86,157	\$17,231	\$68,926	\$545.69	26,193	41,053	156.7%
Nov 1994	9.19%	\$89,799	\$17,960	\$71,839	\$587.88	28,218	41,170	145.9%
Dec 1994	9.20%	\$86,846	\$17,369	\$69,477	\$569.05	27,315	41,287	151.2%

Index based on 20% down 80% Loan to Value Ratio* - U.S. Housing & Urban Development

*Percentages recommended by the National Association of REALTORS

First Time Homebuyers Affordability Index

Month/Year	Interest Rate	Median Price*	Down Payment	Mortgage Amount	Monthly Payment	Income to Qualify	Median Income*	Affordability Index*
Jan 1994	6.99%	\$74,443	\$7,444	\$66,999	\$445.29	\$21,374	\$27,200	127.3%
Feb 1994	7.21%	\$75,068	\$7,507	\$67,561	\$459.05	\$22,035	\$27,280	123.8%
Mar 1994	7.70%	\$75,230	\$7,523	\$67,707	\$482.72	\$23,171	\$27,359	118.1%
Apr 1994	8.17%	\$75,132	\$7,513	\$67,618	\$504.20	\$24,201	\$27,439	113.4%
May 1994	8.42%	\$75,829	\$7,583	\$68,246	\$520.89	\$25,003	\$27,518	110.1%
Jun 1994	8.35%	\$80,321	\$8,032	\$72,289	\$548.17	\$26,312	\$27,598	104.9%
Jul 1994	8.65%	\$77,121	\$7,712	\$69,408	\$541.09	\$25,972	\$27,677	106.6%
Aug 1994	8.65%	\$76,469	\$7,647	\$68,822	\$536.52	\$25,753	\$27,757	107.8%
Sep 1994	8.51%	\$77,690	\$7,769	\$69,921	\$538.13	\$25,830	\$27,836	107.8%
Oct 1994	8.82%	\$73,233	\$7,323	\$65,910	\$521.81	\$25,047	\$27,916	111.5%
Nov 1994	9.19%	\$76,329	\$7,633	\$68,696	\$562.16	\$26,984	\$27,996	103.7%
Dec 1994	9.20%	\$73,819	\$7,382	\$66,437	\$544.16	\$26,120	\$28,075	107.5%

Index based on 10% down 90% Loan to Value Ratio* - U.S. Housing & Urban Development

*Percentages recommended by the National Association of REALTORS